

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 5, 2006

ITEM NO. 6

CASE NUMBER/ PROJECT NAME	17-DR-2004#3 The Mark (Formerly known as Residences on Main Street)		
LOCATION	Main Street to 1st Street, 68th Street to 69th Street		
REQUEST	Request approval for a change to the exterior skin design.		
OWNER	Toll Brothers 480-951-0782	ENGINEER	N A
ARCHITECT/ DESIGNER	Douglas Fredrikson Architects 602-277-1625	APPLICANT/ COORDINATOR	Mark Tate Douglas Fredrikson Architects 602-277-1625

BACKGROUND **Zoning.**

The current zoning of the site is Downtown District, Residential/Hotel Subdistrict Type 2, Planned Block Development, Downtown Overlay (D-RH-2, PBD, DO). This zoning district permits multi-family residential.

Context.

The 4.6-acre site is located at North 68th Street and the East Main Street alignment. The site is currently under construction for a new condominium building on the west side of the site (The Mark/Residences on Main) and new townhomes on the east side of the site (Regency/Main Street Mews). The existing Valley Ho Hotel is located north of this property, and is currently being renovated. To the west are single-family homes, to the south is multi-family residential, and to the east is residential and commercial.

Adjacent Uses:

- North: Valley Ho Hotel, zoned C-3 HP DO District
- South: Multi-Family Residential, zoned D/RH-2 DO District and C-3 DO District
- East: Commercial and residential, zoned C-2 DO District and S-R DO District
- West: Single-family Residential, zoned R1-7 District

**APPLICANT'S
PROPOSAL**

Applicant's Request.

The applicant is requesting exterior material and color changes to the previously approved condominium building on the west side of the site (The Mark/Residences on Main) that is currently under construction on the site. Similar changes to the previously approved townhomes on the east side of the

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site (Regency/Main Street Mews) are also planned for a future Development Review Board hearing date (likely in February 2006).

Development Information:

- Parcel Size: 4.6 acres
- Building Size: 175,560 sq. ft. (The Mark)
180,615 sq. ft. (The Regency)
- Building Height Allowed: 65 ft. within a PBD
- Building Height Proposed: 65 feet (The Mark), 38 feet (The Regency)
- Parking Required: 258 (plus 175 for Valley Ho)
- Parking Provided: 472
- Number of Units: 158

DISCUSSION

Previously Approved:

The Development Review Board previously approved the architecture, colors, and materials in 2004. The building included a horizontal scored stucco base with antique patina finished stucco. The approved main body of the building was deeper mustard yellow (Nuvoloto) while the base and trim were an off white (Soft Echo). Approved windows were recessed and consisted of clear Low-E glass with dark bronze anodized aluminum frames. Black decorative railings were approved along the balconies. Fabric awnings (Royal Blue) were incorporated along the first floor of the front (north) elevations and a portion of the side (east).

Current Proposal:

The new proposal for buildings is to use a light red integrally colored stucco with a sandstone-like textured finish on the first floor. The applicant is proposing warm desert colors, with a light warm gray finish for the building base wainscot. Upper levels will be stucco painted a combination of yellow cream and lighter cream colors, with accent bands and painted steel eyebrow shade canopies above many windows. Accent banding will protrude to provide decorative coping and cornice wall terminations. The accent banding will be white painted stucco. Window and door systems are proposed as clear anodized finish with Pilkington Evergreen glass.

KEY ISSUES

At the December 1, 2004 Development Review Board hearing, the Board Continued this case to allow time for the applicant to address the following architectural issues:

- Round the eyebrows
- Project the cornice piece
- Round slab at arched base
- Curve metal balcony railing to match the curved base
- Resolve the base detailing (material; sandstone or other)
- Reconsider massing to match original approved plans

The applicant has revised the elevations and details to address the Board's issues, as well as other enhancements such as accentuating the lower level arches and extending lower level columns to the 2nd floor balcony railing. It is noted

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that the massing shown during the original Development Review Board submittal in 2004 was slightly modified during the final plan review of the construction documents. The applicant has agreed to provide the articulation similar to that originally approved where possible, as shown on the revised elevations.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY



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Report Author

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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Elevations
- A. Stipulations



“The Mark”
68th Street and Main Street

Project Narrative - Revised
December 22, 2005

This Design Review submittal is for the approval of a change to the exterior skin design for the residential condominium project located roughly at 68th street and Indian School Road to the south of the Valley Ho Resort. This project was previously approved by the DRB in December of 2004 under the project name of “The Residences on Main”.

The proposed project is a terraced six level structure on top of a 2 level underground parking structure. The first level of parking is for use by guests of the Valley Ho and the lower level of parking is for the residents. The project will include 84 luxury condominium units ranging in size from 1,100sf to 4,200sf. The project will also include ground level retail space oriented to the residents as well as the Valley Ho Resort. The project will also include amenities such as a Clubroom, fitness facilities, Concierge services and a roof top swimming pool.

The building is a “U” shaped design surrounding an auto court with the main entrance located on the south side of the courtyard. Underground parking is provided from this interior court. Permanent canopy structures are included at the ground level to accentuate entrances and provide shade at pedestrian areas. Landscaping and a fountain will be provided in the courtyard as well.

The western wing of this building is four levels high gradually terracing up from the 68th street side that will create large roof top terraces for the residential units. The swimming pool is located on top of this wing. This rooftop pool terrace will be landscaped and will be provided with trellis-covered cabanas. The main body and the east wing of the building will be six levels high with the southern face and north end of the east wing will also step back creating terraces.

All individual units have terraces or balconies. The ground level units have large terraces surrounded by masonry privacy walls. The walls of the units that face 68th street will have solid and decorative metal fencing. Other units will have balconies that are partially recessed and project beyond the wall plane. These balconies will have decorative wrought iron guardrails.

The changes we are proposing were originally driven by the need to facilitate a more practical installation of the stucco based exterior finish system and the requisite expansion joint systems that are necessary in a mid-rise structure. In developing this system we began to realize the opportunity to re-direct the exterior design toward a more practical and modern architectural style that creates significant continuity with the Valley Ho Resort and other major new projects currently under way in the downtown Scottsdale area.

We are proposing a color palette that will be warm desert colors. The building base wainscot will be a light warm gray "stone like" integral color stucco finish. The main color on the first floor walls will be a light "Sedona" red sandstone integral color stucco finish. Levels 2 thru 5 will be desert yellow cream integral color stucco and the 6th level will be lighter warm cream integral color stucco. The accent banding will be white integral color stucco. The steel shade canopies at the ground floor and the window shades will be painted white steel. Some of the accent banding will protrude to provide decorative coping and cornice wall terminations. Window and door systems are proposed as clear anodized finish with "Evergreen" glass.

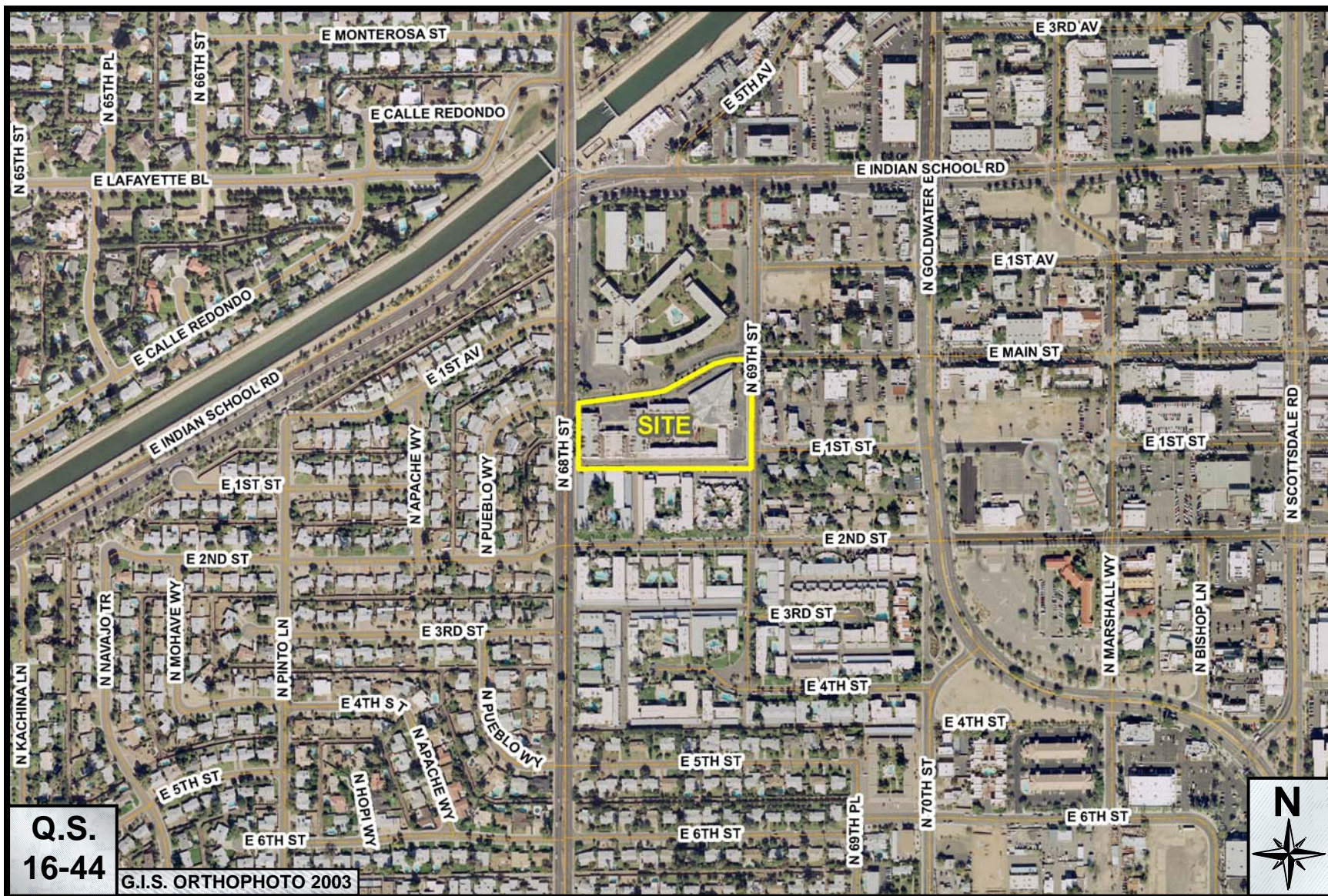
December 22, 2005 Update...

At the December 1st Design Review Board hearing the board made a number of constructive suggestions that we have looked at. These suggestions were...

- 1.) **"Round the front edge of the shade screens over the windows to match the shape of the balconies."** We have changed all of the design drawings to reflect this suggestion. The shade canopies that we have added to this project were not in the original approved design. We believe this addition will provide needed shade and enhance the design.
- 2.) **"Project the cornice at the parapets."** We have changed the design drawings to reflect this suggestion. We have increased the size of the cornice from the original design of 8" to 12". In addition we added a secondary design element below all of the cornices to make the cornice massing shape match more closely with the original design.
- 3.) **"Curve the metal balcony handrails."** We have changed the drawings to reflect this suggestion. The handrail has been modified to follow the curved edge of all balconies.
- 4.) **"Resolve the Base Material"** We have resolved this material to be a custom mixed "Hopper Finish." The color will be a "Sedona" red integral color.
- 5.) **"Change the building massing to provide the pop-outs approved in the original design"** The approved construction documents show these massing pop-outs as 8" deep. We have worked with our Structural Engineer to resolve this issue and return the depth of these pop-outs to 24" deep as was originally approved by the DRB. The additional depth of these pop-outs will provide shade for a number of windows in these locations.

In addition to the Board recommended changes we have worked diligently with staff at subsequent meetings to look at a few other issues and have made the following changes...

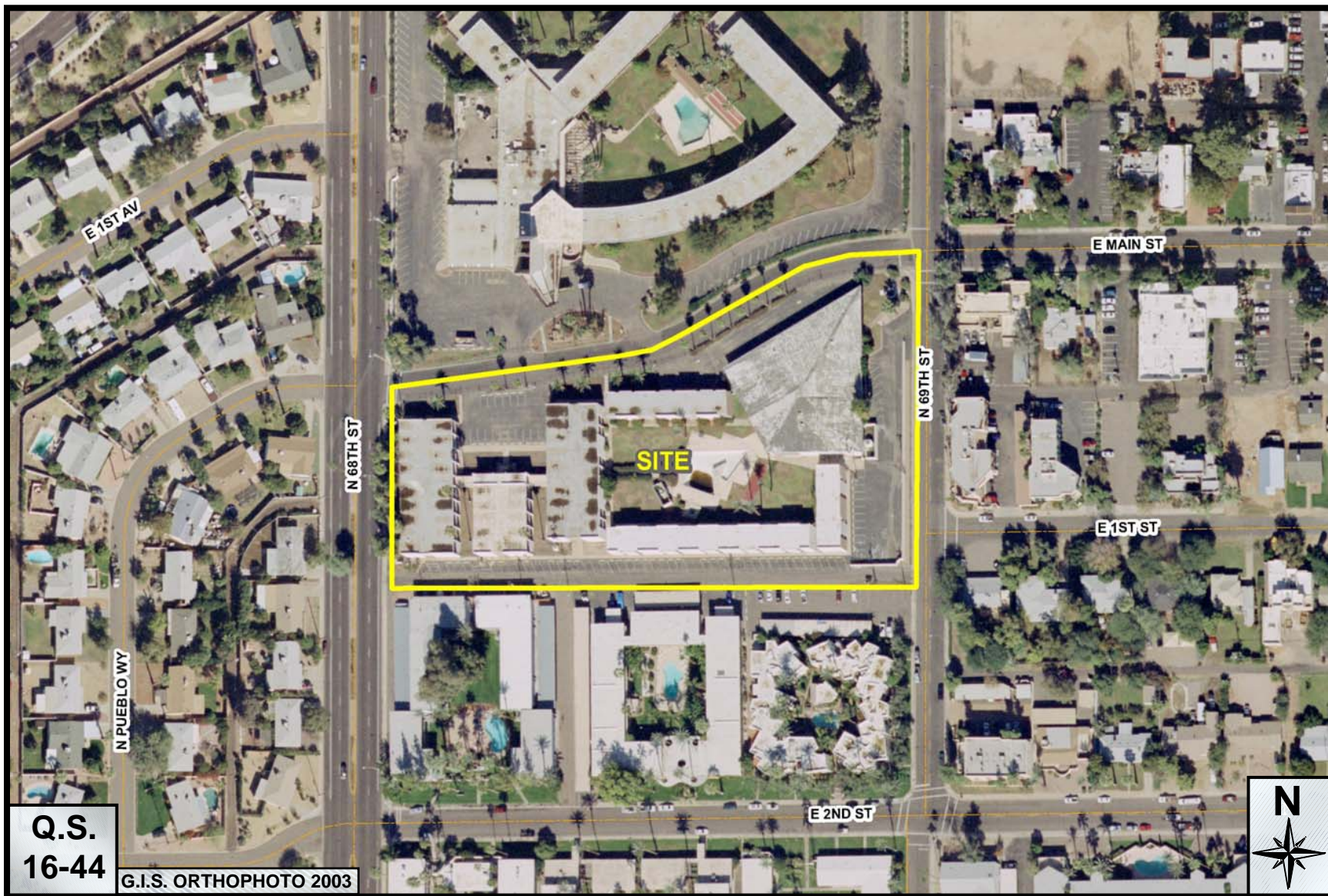
- 1.) We have accentuated the ground level arches that were originally added at the suggestion of the board at a work-study session in October. We have enhanced these arches by taking the wainscot stone colored finish up the jambs of the archways and over the arches. This gives them a nicer detailed look by enhancing the depth.
- 2.) We extended the cornice in a few locations to break up the massing on a few elevations.
- 3.) We added a third color at the 5th floor to break up the building massing.
- 4.) We added several plinths at the 2nd floor level to break up the long handrails.



The Mark & The Regency

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ATTACHMENT #2



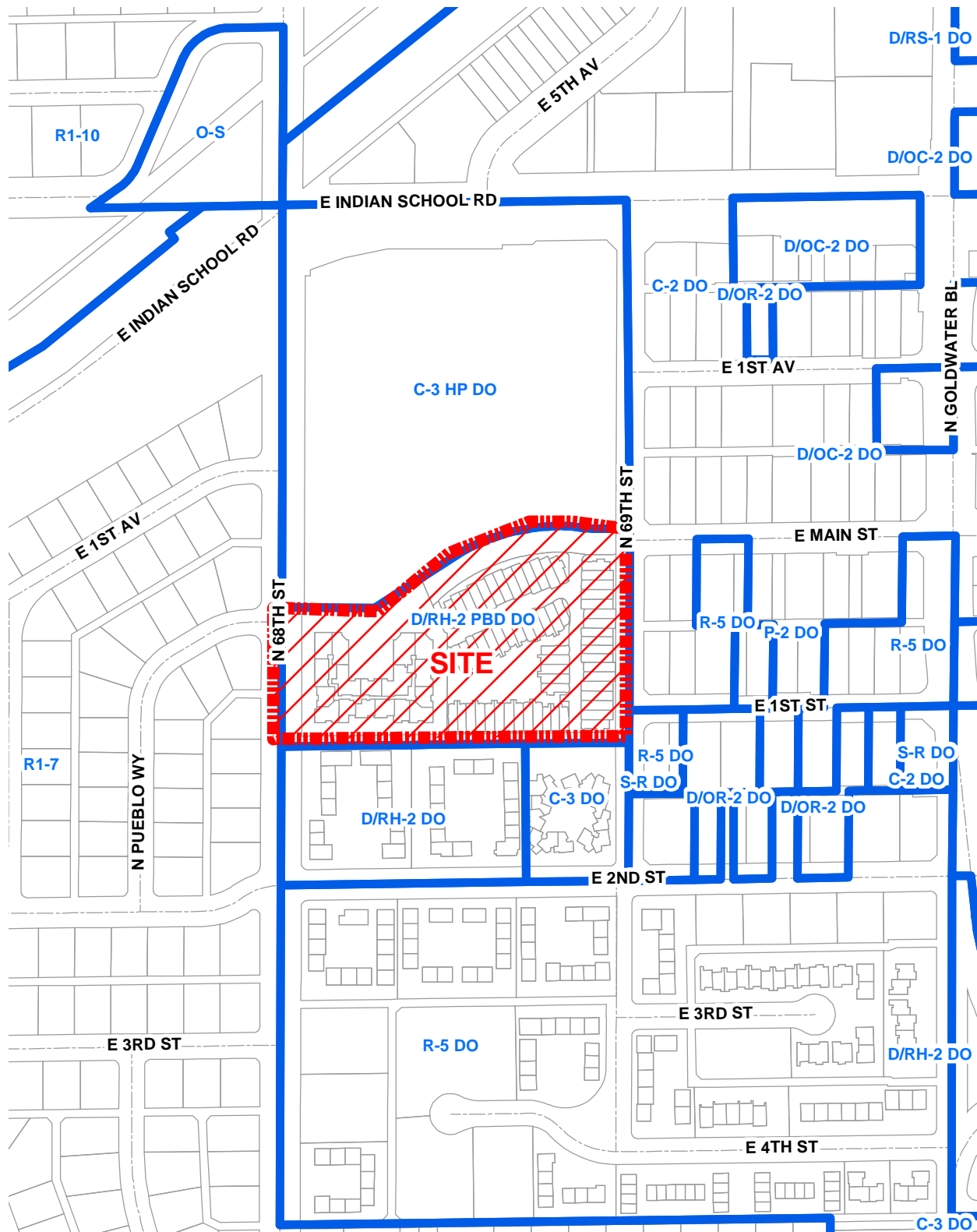
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G.I.S. ORTHOPHOTO 2003

The Mark & The Regency

17-DR-2004 #3

ATTACHMENT #2A



17-DR-2004#3

ATTACHMENT #3

I



original design approved by drb 2001



proposed new design with changes recommended by drb at december 01, 2005 hearing

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REV: 12/23/2005



17-DR-2004#3
REV: 12/23/2005

the mark
by david j. mark





south elevation



east elevation

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REV: 12/23/2005

the mark
Residential



Douglas Fredrikson
ARCHITECTS



the mark
developed by 2016



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REV: 12/23/2005

**Stipulations for Case:
The Mark
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Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural materials, color, and texture shall be constructed to be consistent with the building elevations submitted by Douglas Fredrickson Architects with a staff receipt date of 12/23/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

Ordinance

- A. With the exception of the architectural materials, color, and texture shown above, the previous stipulations from Cases 17-DR-2004 and 17-DR-2004#2 apply.